

GIS REGISTRY INFORMATION

SITE NAME:	General Beverage Sales			FID #	
BRRTS #:	03-13-220620			(if appropriate):	
COMMERCE # (if appropriate):	53719-5104-69				
CLOSURE DATE:	November 19, 2004				
STREET ADDRESS:	6169 Mckee Road				
CITY:	Fitchburg				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X =	563017	Y =	282595	
CONTAMINATED MEDIA:	Groundwater	<input type="checkbox"/>	Soil	<input checked="" type="checkbox"/>	Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):	X =		Y =		
CONTAMINATION IN RIGHT OF WAY:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					NA
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					NA
GW: Table of water level elevations, with sampling dates, and free product noted if present					NA
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					NA
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					NA
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					NA



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
Jim Doyle, Governor
Cory L. Nettles, Secretary

November 19, 2004

Pat Wherley
General Beverage Sales
PO Box 44326
Madison, WI 53744-4326

RE: **Final Closure**

Commerce # 53719-5104-69 **WDNR BRRTS # 03-13-220620**
General Beverage Sales, 6169 Mckee Road, Fitchburg

Dear Mr. Wherley:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Environmental Compliance Consultants, Inc - Madison, for the site referenced above. It is understood that residual soil contamination remains on the source property. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-5405.

Sincerely,

Jon Heberer
Hydrogeologist
Site Review Section

cc: Amy Wren, Environmental Compliance Consultants, Inc - Madison
Case File

QUIT CLAIM DEED

Title of Document

re-recording of V29462 P64

DANE COUNTY
REGISTER OF DEEDS

Doc No 2759580

1996-05-06 03:44 PM
Trans. Fee EXEMPT #3
Rec. Fee 18.00
Pages 5

V32791P 64

Name and return address

Parcel Identification Number

5/18

2663720

REGISTER OF DEEDS
DANE COUNTY WI

95 MAR -8 PM 2:31

See Attached Exhibit A

quit-claims to W-M Investments, LLC, a Wisconsin limited
liability companythe following described real estate in Dane County,
State of Wisconsin:

V29462P 64

V32791P 65

RETURN TO
Attorney Stephen R. Tumbush
PO Box 2038
Madison, WI 53701-2038Tax Parcel No: 15-060907185200

Part of the NW 1/4 of the NE 1/4, Section 7, T6N, R9E, City of Fitchburg, commencing S 89 deg. 10' E 858.8 feet from the N quarter corner of said section; thence S 53 deg. 10' W along the southerly right of way of Highway 18 & 151 315.9 feet; thence Southwesterly along the easterly right of way of said highways and on a small tangent and curve to the right with a long chord which bears S 18 deg. 32' W 649.3 feet; thence S 66 deg. 30' E 205.6 feet to the Northwesterly right of way of the railroad, thence N 33 deg. 13' E 1,054.75 feet to the N line of the section; thence N 89 deg. 10' W 307.45 feet to the point of beginning.

(This deed is re-recorded to confirm title in the Grantee whose Articles of Organization were filed with the Secretary of State of Wisconsin on May 3, 1996)

FEE
15s
EXEMPT

Exempt from Wisconsin Real Estate Transfer Tax pursuant to Wis. Stats. § 77.25(15s).

Exempt from Rental Weatherization Program pursuant to W-3.

This is not homestead property.
(is) (is not)Dated this 14th day of July, 1994

(SEAL)

* Laurence A. Weinstein (SEAL)

(SEAL)

* CONTINUED ON EXHIBIT B

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Stephen R. Tumbush

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dane County, } ss.Personally came before me this 14th day of July, 1994 the above named
Laurence A. Weinstein

to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

* Stephen R. Tumbush
Notary Public State of Wisconsin, Wis.
My Commission is permanent. (If not, state expiration date: Feb 5, 1995)

Exhibit A

GRANTORS AND UNDIVIDED OWNERSHIP INTEREST CONVEYED

<u>Name</u>	<u>Percentage</u>
Laurence A. Weinstein	.5%
Arvin B. Weinstein	5%
I. Bernard Weinstein	3%
Evelyn W. Minkoff	25%
Daniel P. Weinstein	2%
Miriam Weinstein	22.5%
Joan A. Weinstein	5.5%
Tamara L. Weinstein	5.5%
Claudia Weinstein	5.5%
Matthew Weinstein	5.5%
Frcya Grand	10%
Naomi Cohn	10%
TOTAL	100%

V29462P 65
V32791P 66

Exhibit B

Dated this 16 day of August, 1994.

Arvin B. Weinstein (SEAL)
Arvin B. Weinstein

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this 16th day of August, 1994, the above-named Arvin B. Weinstein, to me known to be the person who executed the foregoing and acknowledged the same.

Richard F. R. Williams
Notary Public, State of Wisconsin
My Commission: Expires 2-15-95

Dated this 12th day of November, 1994.

I. Bernard Weinstein (SEAL)
I. Bernard Weinstein

STATE OF ~~NEW JERSEY~~ WISCONSIN
COUNTY OF DANE

Personally came before me this 12th day of Nov, 1994, the above-named I. Bernard Weinstein, to me known to be the person who executed the foregoing and acknowledged the same.

Richard F. R. Williams
Notary Public, State of ~~New Jersey~~ Wisconsin
My Commission: Expires 2-15-95

Dated this 12th day of November, 1994.

Evelyn W. Minkoff (SEAL)
Evelyn W. Minkoff

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this 12th day of Nov, 1994, the above-named Evelyn W. Minkoff, to me known to be the person who executed the foregoing and acknowledged the same.

Richard F. R. Williams
Notary Public, State of Wisconsin
My Commission: Expires 2-15-95

-2-

Dated this 16th day of August, 1994.

STATE OF WISCONSIN

COUNTY OF DANE

) ss.

Personally came before me this 16th day of August, 1994, the above-named Daniel P. Weinstein to me known to be the person who executed the foregoing and acknowledged the same.

Daniel P. Weinstein (SEAL)

V29462P 66
V32791P 67

Kathleen Y R Wilkowskie
Notary Public, State of Wisconsin

My Commission: 2-5-95 EXPIRES

Dated this 19th day of November, 1994.

STATE OF ~~MINNESOTA~~ Wisconsin

COUNTY OF Glane

) ss.

Personally came before me this 19th day of Nov, 1994, the above-named Miriam Weinstein to me known to be the person who executed the foregoing and acknowledged the same.

Miriam Weinstein (SEAL)
Miriam Weinstein

Kathleen Y R Wilkowskie
Notary Public, State of ~~Minnesota~~ Wisconsin

My Commission: EXPIRES 2-5-95

Dated this 19th day of November, 1994.

STATE OF ~~NEW JERSEY~~ Wisconsin

COUNTY OF Glane

) ss.

Personally came before me this 19th day of Nov, 1994, the above-named Joan A. Weinstein, to me known to be the person who executed the foregoing and acknowledged the same.

Joan A. Weinstein (SEAL)
Joan A. Weinstein

Kathleen Y R Wilkowskie
Notary Public, State of ~~New Jersey~~ Wisconsin

My Commission: EXPIRES 2-5-95

Dated this 19th day of November, 1994.

STATE OF ~~GEORGIA~~ Wisconsin

COUNTY OF Glane

) ss.

Personally came before me this 19th day of Nov, 1994, the above-named Tamara L. Weinstein, to me known to be the person who executed the foregoing and acknowledged the same.


Tamara L. Weinstein (SEAL)
Tamara L. Weinstein

Kathleen Y R Wilkowskie
Notary Public, State of ~~Georgia~~ Wisconsin

My Commission: EXPIRES 2-5-95

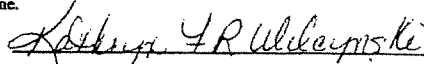
-3-

V32791P 68

Dated this 12th day of November, 1994.

 Claudia Weinstein (SEAL)

Wisconsin
 STATE OF ~~NEW YORK~~
)
) ss.
 COUNTY OF Gloucester

Personally came before me this 12th day of Nov., 1994, the above-named Claudia Weinstein, to me known to be the person who executed the foregoing and acknowledged the same.

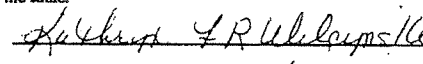
V29462P 67

 Kathryn YR Ullrich
 Notary Public, State of New York Wisconsin
 My Commission: EXPIRES 2-5-95

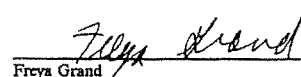
Dated this 12th day of November, 1994.

 Matthew Weinstein (SEAL)

Wisconsin
 STATE OF ~~NEW YORK~~
)
) ss.
 COUNTY OF Gloucester

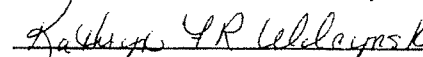
Personally came before me this 12th day of Nov., 1994, the above-named Matthew Weinstein, to me known to be the person who executed the foregoing and acknowledged the same.

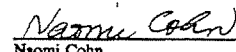

 Kathryn YR Ullrich
 Notary Public, State of New York Wisconsin
 My Commission: EXPIRES 2-5-95

Dated this 12th day of November, 1994.

 Freya Grand (SEAL)

State of Wisconsin
~~DISTRICT OF COLUMBIA~~
)
) ss.
 County of Gloucester

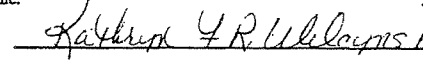
Personally came before me this 12th day of Nov., 1994, the above-named Freya Grand, to me known to be the person who executed the foregoing and acknowledged the same.


 Kathryn YR Ullrich
 Notary Public, District of Columbia State of Wisconsin
 My Commission: EXPIRES 2-5-95

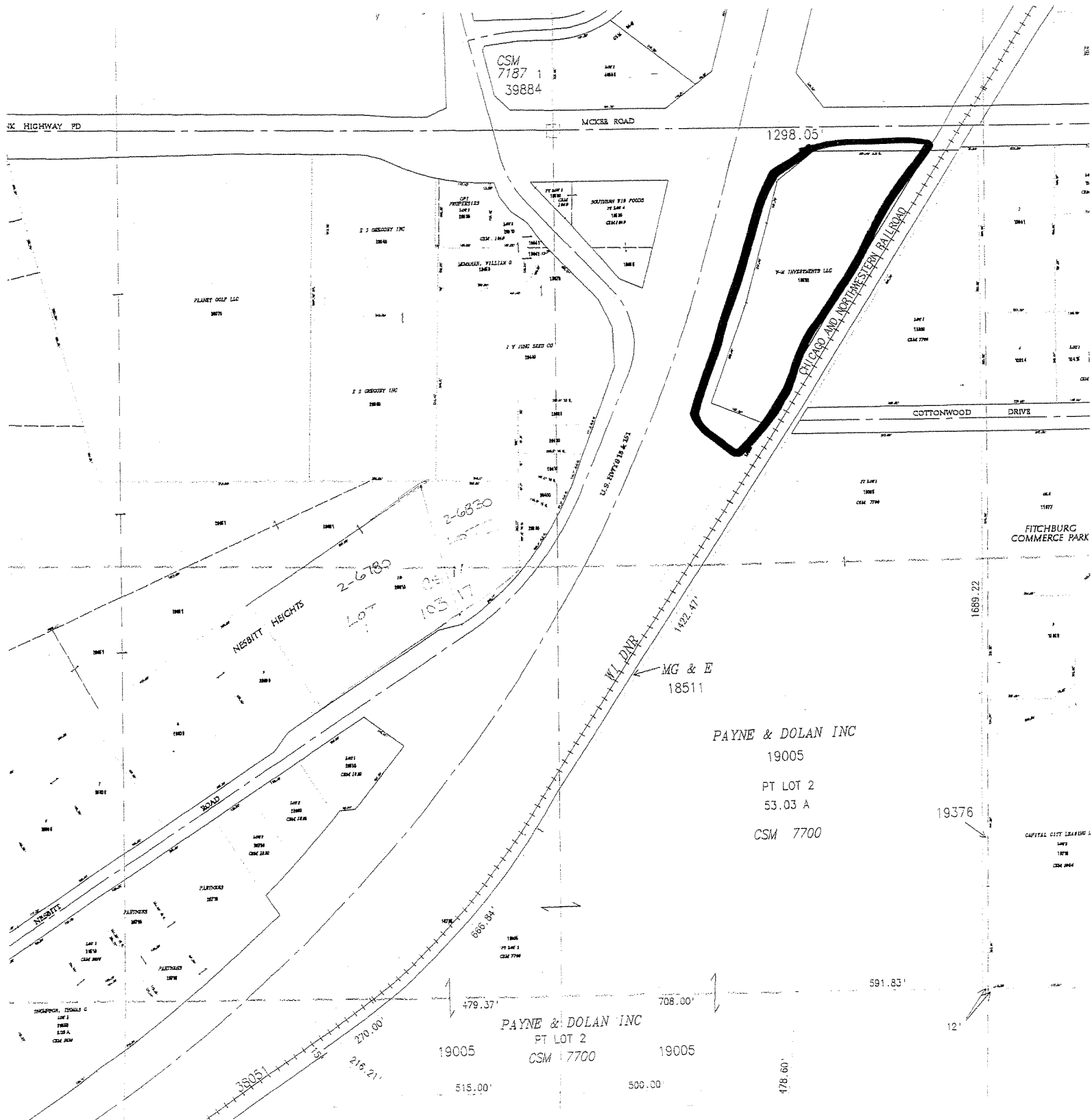
Dated this 12th day of November, 1994.

 Naomi Cohn (SEAL)

STATE OF WISCONSIN
)
) ss.
 COUNTY OF ~~MILWAUKEE~~ Gloucester

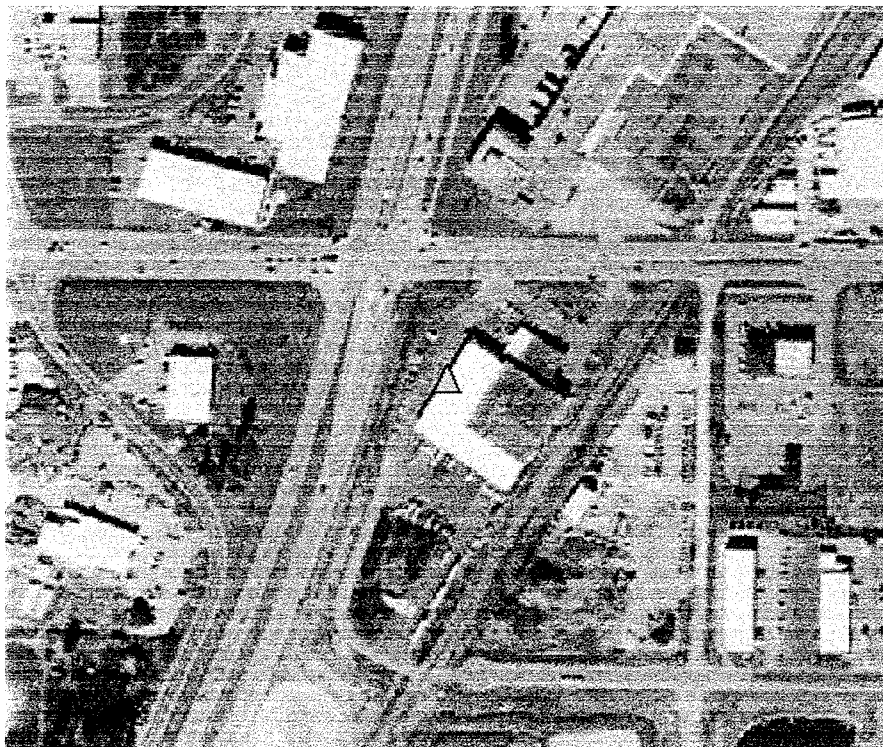
Personally came before me this 12th day of November, 1994, the above-named Naomi Cohn, to me known to be the person who executed the foregoing and acknowledged the same.


 Kathryn YR Ullrich
 Notary Public, State of Wisconsin
 My Commission: EXPIRES 2-5-95

R.



Scale 1 : 3,694



[more information.](#)

[Please read the documentation for](#)

△WTM coordinates: 563017, 282595

Parcel # 0609-071-8520-0



NOTE: Taken from the
Madison West, WI.
7.5 Minute USGS
Topographic Map (1983)



GENERAL BEVERAGE SALES COMPANY

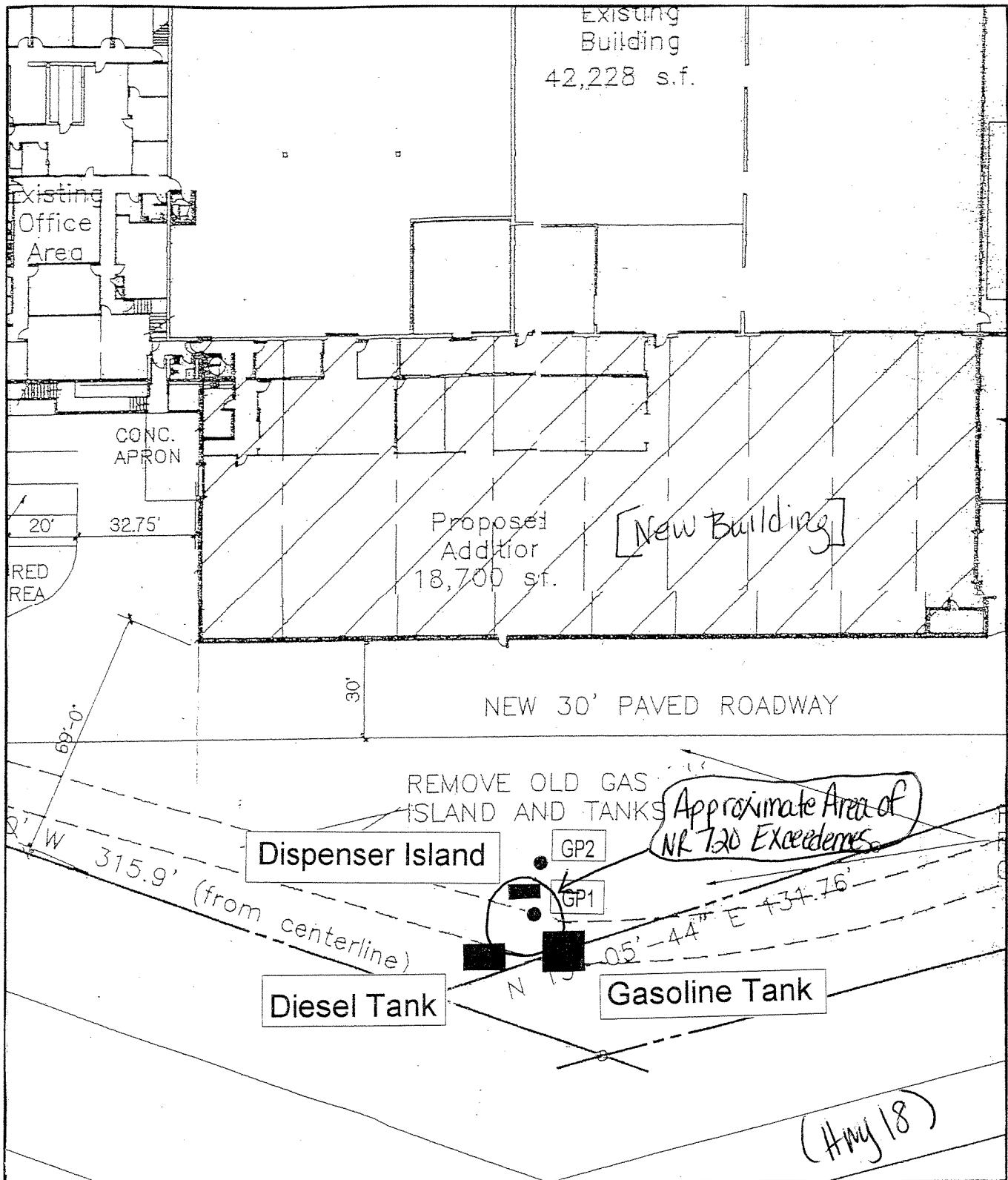
Figure 1 Site Location Map

Scale: 1" = 2000'

Date: 6-23-99

Environmental Compliance Consultants, Inc.

Dana M. Possin



General Beverage Sales - Fitchburg, WI

SITE LAYOUT

SCALE: 1" = 40'

DATE: March 22, 2004

Environmental Compliance Consultants, Inc.

BY: ARW

Soil Laboratory Analytical Results - Tank Pull

General Beverage - Fitchburg, WI

Volitale Organic Compound Results

Soil Sample ID	Depth (ft bgs)	GRO	DRO
Diesel Tank South (DTS)	~10	NS	4.7
Diesel Tank North (DTN)	~10	NS	<3.9
Gasoline Tank South (GTS)	~10	<2.6	NS
Gasoline Tank North (GTN)	~10	<2.6	NS
NR 720 Soil Standard		100	100

All results in parts per million (ppm)

All soil samples collected by ECCI personel on April 7, 1999.

NS = Not Sampled

Only the listed VOCs were analyzed

Bracketed [] results are between the LOD and the LOQ

Table created by ECCI

Soil Laboratory Analytical Results - Dispenser Islands General Beverage - Fitchburg, WI

Volatiles Organic Compound Results

Soil Sample ID	Depth (ft bgs)	GRO (mg/kg)	DRO (mg/kg)	Benzene	Ethylbenzene	Toluene	Total Xylenes	MTBE	1,3,5 TMB	1,2,4-TMB
Diesel Dispenser (DD-1)	3'	NS	1100	<630	1900	<630	4600	<630	10000	19000
Diesel Dispenser (DD-2)	5'	1000	920	<630	5400	[1400]	25300	<630	17000	38000
Gasoline Dispenser (GD)	?	<3.2	NS	<25	<25	<25	<25	<25	<25	[48]
NR 720 Soil Standard		100	100	5.5	2900	1500	4100	-----	-----	-----

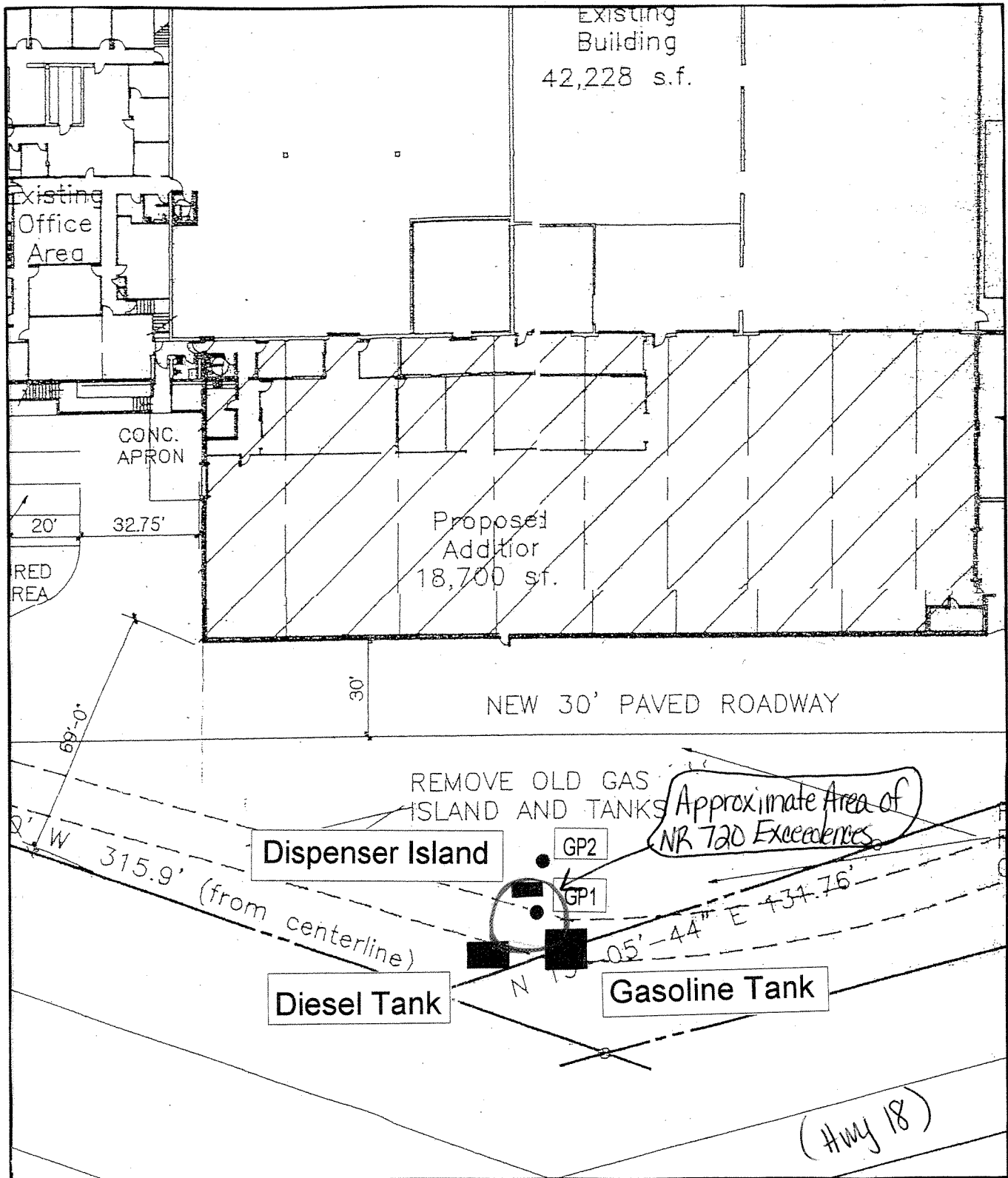
All results in parts per billion (ppb), unless otherwise noted.
All soil samples collected by ECCI personnel on April 8, 1999.
NS = Not Sampled
Bracketed [] results are between the LOD and the LOQ
Only the listed VOCs were analyzed

Soil Laboratory Analytical Results - Soil Borings General Beverage - Fitchburg, WI

Volatle Organic Compound Results

Sample ID	Depth (ft bgs)	DRO (mg/kg)	Benzene	Ethylbenzene	Toluene	Total Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB	Naphthalene
GP1-2	5'	290	<630	30000	46000	357000	<630	120000	36000	17000
GP1-4	12'	350	<25	<25	[43]	98	<25	<25	<25	<25
GP2-2	5'	<4.4	<25	<25	<25	<25	<25	<25	<25	<25
GP2-3	11'	<4.1	<25	<25	<25	<25	<25	<25	<25	<25
NR 720 Soil Standard		100	5.5	2900	1500	4100	-----	-----	-----	-----

All results in parts per billion (ppb), unless otherwise noted.
All soil samples collected by ECCI personel on April 15, 1999.
NS = Not Sampled
Bracketed [] results are between the LOD and the LOQ
Only the detected VOCs, with NR 720 standards are listed



General Beverage Sales - Fitchburg, WI

SITE LAYOUT

SCALE: 1" = 40'

DATE: March 22, 2004

Environmental Compliance Consultants, Inc.

BY: ARW

A'west

Current Surface

Sand/Gravel

2-29

Dispensor Island
(Removed)

GP-7

Silty Sand

Flipping back (continued)

**Sand/Gravel
Fill**

Land Surface at Time of Tank Removal

Legend

Sample Interval

Sample Point

GP 2-3 Sample ID

GRCL
GRO = <2.6
DRO = <4.1
BRO = <0.025
Benzene concentration
E = <0.025
Ethylbenzene concentration
Toluene concentration
Total Xylene concentration
X = <0.025
All concentrations are in mg/kg (ppm)
Bold values indicate exceedance
of NR 720 GRCL

GP 1-2
DRO = 290
B = <630
E = 30,000
T = 46,000
X = 357,000

DD-1
DRO = 1,100
B = <630
E = 1900
T = <630
X = 4600

DD-2
GRO = 1,000
DRO = 920
B = <630
E = 5400
T = [1400]
X = 25,300

GP 2-3
DRO = <4.4
B = <25
E = <25
T = <25
X = <25

GP 2-3
DRO = <4.1
B = <25
E = <25
T = <25
X = <25

GP 1-4
DRO = 360
B = <25
E = <25
T = [43]
X = 98

DTS
DRO 4.6

Vertical Scale
1"=3'

Horizontal Scale
1"=6'

Estimated Extent of Soils
Exceeding ch. NR 720 GRCL
(Inferred Line is Dashed)

Cross Section A-A'
General Beverage
Fitchburg, Wisconsin

FIGURE 4

Drawn By:

CA.5

iv.

Environmental Compliance
Consultants, Inc.

January 2004



GENERAL BEVERAGE SALES CO. / IMPORTERS & WHOLESALEERS

P.O. BOX 44326 • MADISON, WI 53744-4326 • PHONE (608) 271-1234 • FAX (608) 271-8625

February 6, 2004

Statement by the Responsible Party:

I, Joel Minkoff, state that the legal description on the W-M Investments LLC property located at 6169 McKee Road, Madison, WI 53719, Parcel Number 0609-071-8520-0 is the correct description for the impacted property.

Sincerely,

Joel Minkoff